

089.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

637,500 / 637,500

USE VALUE:

637,500 / 637,500

ASSESSED:

637,500 / 637,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BYRD MATTHEW & MARY KATHERINE	
Owner 2:	
Owner 3:	

Street 1: 149 BRATTLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: NEPAL KUMUD -	
Owner 2: LOHANI PRAGYA -	

Street 1: 149 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4395	Sq. Ft.	Site			0	70.	1.19	5			Ledge	-5					366,980						367,000	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	4395.000	270,500		367,000	637,500										
Total Card	0.101	270,500		367,000	637,500					Entered Lot Size					
Total Parcel	0.101	270,500		367,000	637,500					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	553.39	/Parcel: 553.39					Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID 089.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,500	0	4,395.	367,000	637,500		Year end	12/23/2021
2021	101	FV	261,800	0	4,395.	367,000	628,800		Year End Roll	12/10/2020
2020	101	FV	261,800	0	4,395.	367,000	628,800		Year End Roll	12/18/2019
2019	101	FV	212,600	0	4,395.	372,200	584,800	584,800	Year End Roll	1/3/2019
2018	101	FV	151,900	0	4,395.	277,900	429,800	429,800	Year End Roll	12/20/2017
2017	101	FV	151,900	0	4,395.	251,600	403,500	403,500	Year End Roll	1/3/2017
2016	101	FV	151,900	0	4,395.	241,200	393,100	393,100	Year End	1/4/2016
2015	101	FV	142,200	0	4,395.	204,500	346,700	346,700	Year End Roll	12/11/2014

SALES INFORMATION

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
NEPAL KUMUD,	74331-201		3/23/2020		745,000 No No
STIRLING SCOTT	70887-284		4/18/2018		690,000 No No
MORSE THOMAS P	65661-415		7/1/2015		486,000 No No
MORSE WILLIAM A	50101-259		9/14/2007	Family	1 No No Dorothy Veronica Morse d.o.8/17/1997 bk 656
	9470-153		1/1/1901	Family	No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2017	245	Add Bath	15,000	O				add 1/2 bath in bs
7/24/2015	1005	Renovate	41,000		7/24/2015			Renovate entire ba

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2020	SQ Returned	JO	Jenny O
11/27/2018	MEAS&NOTICE	CC	Chris C
12/8/2008	Meas/Inspect	336	PATRIOT
11/9/2000	Hearing Chag	153	PATRIOT
4/4/2000	Inspected	264	PATRIOT
1/24/2000	Measured	163	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1:	56673
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Very Good	OF=SINK IN BMT, LOC=HOSPITAL.													
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix: 1	Rating: Fair														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: BROWN				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1959	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdict:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING											
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %														
Prim Int Wal: 1	- Drywall			Functional:	%														
Sec Int Wall:				Economic: L - Location	5.0 %														
Partition: E	- Typical			Special:	%														
Prim Floors: 3	- Hardwood			Override:	%														
Sec Floors: 4	- Carpet			Total: 15.26 %															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES											
Subfloor:				Basic \$ / SQ: 110.00															
Bsmnt Gar: 1				Size Adj.: 1.35000002															
Electric: 3	- Typical			Const Adj.: 1.09607863															
Insulation: 2	- Typical			Adj \$ / SQ: 162.768															
Int vs Ext: S				Other Features: 93800															
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 319161															
% Com Wal	% Sprinkled			Depreciation: 48704															
Depreciated Total: 270457				Final Total: 270500															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID 089.0-0004-0006.0					
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:							